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# YUBA COUNTY

## CALIFORNIA

### ITS RESOURCES AND ADVANTAGES

BY WINFIELD J. DAVIS, COUNTY STATISTICIAN



SCENE ON THE FEATHER RIVER

PREPARED UNDER THE DIRECTION OF  
**BOARD OF SUPERVISORS**

Of Yuba County and Issued by Their Authority



Class F 868

Book 4872





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## Its Resources and Advantages


BY WINFIELD J. DAVIS, County Statistician

*Yuba Co., Cal. Board of Supervisors,*

PREPARED UNDER DIRECTION OF THE BOARD OF SUPERVISORS OF  
YUBA COUNTY AND ISSUED BY THEIR AUTHORITY—A. G.  
WHEATON (Chairman), FRED ROBERTS, PHIL. J.  
DIVVER, DAVID MORRISON, W. J. MELLON

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MARYSVILLE

THE APPEAL  COMPANY

1908

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### PRELIMINARY NOTE.

*This publication is issued under the direction of, and by the authority of the Board of Supervisors of Yuba County, California, and presents a conservative picture of conditions as they exist in the County, and incidentally of the Sacramento Valley. Every statement made is dependable.*

A. G. WHEATON,  
*Chairman of the Board of Supervisors.*

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# Yuba County

## CALIFORNIA



**Y**UBA COUNTY is among the largest in the Sacramento Valley. It has an area of 625 square miles. It was organized by the first Legislature. The great and well known valley, of which the county is approximately the center, comprehends about four thousand square miles of exceptionally fertile land. Through the entire length of the valley flows the Sacramento river, the longest water course in the State. Along its traverse it is fed by other rivers and by numerous creeks. It is navigable from Suisun Bay to Red Bluff, and is traversed by several lines of steamboats that carry an immense tonnage, to and from the sea-board.

Population of Yuba County, census of 1900, 8620. In the seven and more years that have elapsed there has been a considerable increase of population, and, conservatively, the estimate of the number of inhabitants of the county can be placed at 9000, with a corresponding increase in the City of Marysville and the towns.

### School Statistics.

Following are the school statistics of the City of Marysville and of the County of Yuba for the year ending June 30, 1908:

Number of census children between five and seventeen years of age—City, 813; County, 1061; total, 1874.

Total number of children of all ages—City, 1027; County, 1403; total, 2430.

Number of teachers, including High School, 54.

Number of pupils enrolled in Grammar and Primary departments, 1188.

Average daily attendance in Primary

grades, 834.

Number of volumes in School Libraries, 14,369.

Number of school houses, 38.

Number of school districts, 37.

### FINANCES

Amount paid for teachers' salaries, \$29,951.80.

Contingent expenses, \$5484.02.

Total expenditures for the year, \$35,811.47.

Valuation of school property, \$59,450.

### Topography and Soil.

Yuba County is about half valley and half mountainous, with intervening foothills.

It is bounded on the north by Honcut creek, on the south by Bear river, on the west by the Feather river, and on the east by the Sierra Nevada range of mountains. It adjoins the Counties of Sutter, Placer, Nevada, Sierra, Butte and Plumas.

The Feather river traverses most of the western boundary tortuously for about twenty-five miles across the rich bottom lands. It is the second largest river in the Sacramento Valley, and is navigable as far up as Marysville.

Bear river, as well as the Feather, rises in the upper Sierras. It passes along the southern boundary of the county and empties into the Feather.

As well the Yuba river and its tributaries has its sources in the upper Sierras, passes through the county about midway and discharges into the Feather at the City of Marysville.

Besides these there are several creeks of importance.

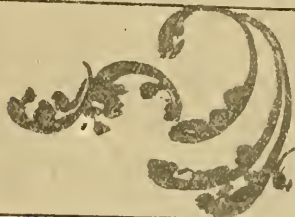
Geological indications prove that in re-

a. m. p., Oct 7, 1909.





Logging Teams  
Camptonville.



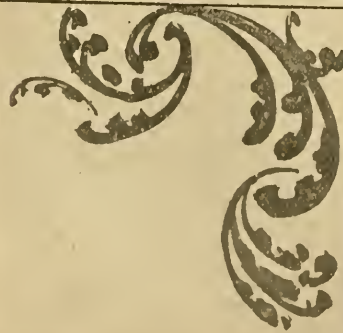
Logging Team  
in the Sierras



Indian Hill Camptonville.



Yuba Development Co Mill,  
Camptonville.





mote ages the entire Sacramento Valley and a section of the foothills to the altitude of several hundred feet were portions of the bed of a vast inland sea of lake, and that into this lake the washings of the surrounding mountains were poured to form the present soils, which are made up of all the fertile mineral and vegetable elements in almost inexhaustable quantities. Many analyzes have been made on these soils from the alluvial valleys, the upper lands and the foothills; these analyzes have demonstrated that the soils of the Sacramento Valley are unexcelled for fertility.

Along the borders of the rivers and creeks is a belt of sediment land, partly a clayey, sandy loam, of great depth and unexcelled richness, having a width of a mile or more. This deposit has been formed by the overflowing of streams for countless ages, and has produced a soil as fertile as that of the Valley of the Nile.

Thence to the east is an immense acreage of "red lands," as they are denominated. Much of these lands are now held in large tracts, and are used for grain raising and pasturage, but of late years there has been a tendency on the part of some of the owners to subdivide their holdings into small tracts.

On account of the very reasonable price at which these lands can be acquired splendid opportunities are presented to the home seeker. The United States soil experts have made tests of this soil and with few exceptions have found that with proper attention it is adapted to the raising of peaches, almonds and various varieties of grapes, and with the aid of water tomatoes, vegetables and berries can be made a specialty. The experts express the opinion that the results of their tests develop that this land is peculiarly adapted to the production of the famous Tokay Grape, the elements in the soil specially contributing to the rich iridescent coloring that makes this standard grape so excellent a seller in the markets in the East.

The evidence of the fertility of this land is demonstrated in the yards of the homes in the district, where all kinds of trees, fruits and vegetables are grown in profusion, and of the best quality.

The grain farmer has heretofore manifested a disposition to keep on in the old rut, although it is manifest that a change is gradually coming about that will mean when these lands will be subdivided into small tracts the thrifty farmer will obtain more satisfactory results from the proper cultivation of twenty acres than the large land holder accomplished with four hundred.

Something like 200,000 acres of land that lies to the northeast in the county, extending from a point about ten miles east from the Feather river to almost half way to the summit of the Sierra Nevada range of mountains is the mountainous portion, famous for its mines in the early days and still devoted to that industry and to lumbering and pasturage. In many of the small valleys the choicest of fruit is raised.

Skirting this section lower down is the foothill belt, comprising about 12,000 acres that is now devoted to farming, pasturage and horticulture. This land, as well, is mostly held in large holdings. Much of it is capable of producing excellent fruit and vegetables.

The present chief embarrassment is the lack of transportation facilities, but that will soon be overcome when the additional lines of electric railroads now projected will be constructed. There is an abundance of electrical energy in the county.

In the valley and foothill sections water is abundant a short distance below the surface and it is available for irrigation and domestic purposes by a light lifting power—a gasoline engine, a wind mill or an electric motor.

The foothill section is covered by irrigation ditches. On the north side by the Browns Valley Irrigation District and on the south side by the Excelsior Water and Mining Company's ditches.

## Climate.

A comparison of the climatic conditions of the Sacramento Valley with those of the great Riviera and the citrus and olive belt of Northern and Central Italy demonstrates that this valley leads that great winter sanitarium of the world. This valley shows a warmer winter, spring, and yearly average temperature, and about the same summer and autumn temperature as that of the noted citrus belt of Italy, where it is said "perpetual summer exists, skies are blue, and the sun ever shines." The average number of clear days in this valley is 244, being more in a year than for any other inhabited portion of the Northern Hemisphere, except Yuma. The winters are equivalent to spring in Ohio, Iowa, Kansas, Central Illinois, Indiana and Southern Colorado.

In an able paper on the climate of California, Judge N. P. Chipman of Red Bluff, Tehama County, gave in substance the following description of that of the Sacramento Valley: In judging of climate there is nothing so misleading and inconclusive as tables of mean annual temperatures. The mean annual temperature here, where there is seldom a frost and rarely a series of hot days, is only about five degrees higher than that of New York, where people perish both from extreme cold and heat. Mean temperature conveys but a slight idea of actual climatic conditions, and does not necessarily imply either high or low temperature in summer or winter. The Siskiyou Mountains connect the Coast Range with the Sierra Nevadas on the north of the valley. This lofty battlement on the north, with that on the east, has much to do in warding off the Arctic



AT THE LUMBER CAMP

currents and deflecting them from the lower valleys. The Coast Range is higher towards the north than in the southern part of the state. It has a height west of the upper Sacramento Valley of 4000 feet. This range is an important factor in affecting the climate of the upper interior valleys by shutting off the cool sea breezes of summer, as well as by modifying the winds of winter. These ocean breezes of summer that blow almost constantly are felt in the Sacramento Valley as they enter at the Golden Gate and follow up the valley. The chief modifier of our climate, however, is the Japan, or great equatorial ocean current, which is deflected northerly and easterly when it meets the coast of Asia. It there divides, and a portion strikes the northwest coast of North America, then turns acutely to the southeast, and flows along the west shore and past California and Mexico. This current has been found to start with a maximum temperature of 88 degrees; at Alaska it is found to be 50.06 degrees; eight hundred miles west of San Francisco, 60.38 degrees; and one hundred miles west, 55.05 degrees. Here is a body of water of an average temperature of 57.89 degrees, and a thousand miles wide, that flows past our shores constantly. Observation shows that from this surface there flows an air current which rarely rises more than two or three degrees above the temperature of the water. This great aerial current that moves with the ocean stream largely determines the climate of California.

The valley climate is characterized by mild winters, warm summers (with occasional hot days), a dry atmosphere, and less rainfall than on the coast. The summers are practically rainless from the middle of May or the first of June to the middle of October or the first of November. The dryness of the atmosphere makes outdoor labor entirely comfortable, even when the thermometer registers 100 degrees—and that is an extreme rarity. The summer nights

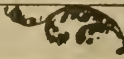
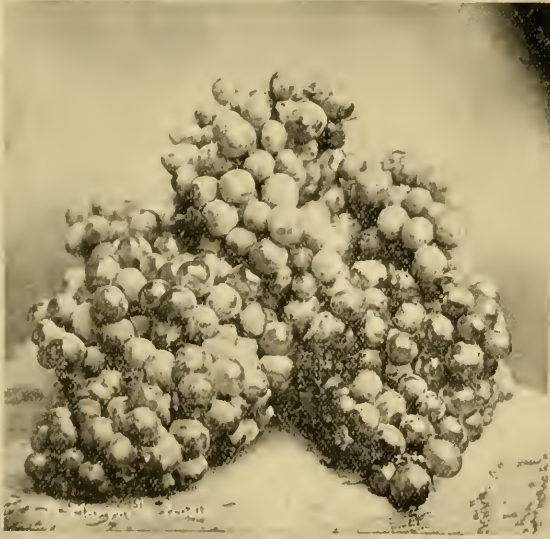
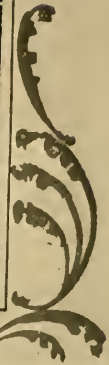
are uniformly cool and agreeable, and assure refreshing sleep.

As a sanitarium the Sacramento Valley presents unusual attractions. The healthfulness is remarked by all comers. People from the East and West who come here to reside experience renewed vigor and life. It is an erroneous idea, sometimes entertained, that this mild climate begets that lassitude and indisposition to labor so common to tropical regions. That does not follow here. We engage, indoors and outdoors, in all the occupations found in the temperate zone, and with all the zest and ambition that distinguish the American people elsewhere. Another result of great economic value is that every day in the year is a comfortable working day. This cannot fail to impress the industrious and frugal who wish to utilize their capital, which lies largely in daily earnings. Considering our agricultural interests broadly, there is no dormant or idle season, or a period when consumption eats away production, as in countries where severe cold paralyzes productive effort for half the year, or exhaustive heat restricts in a portion of the other half. Intelligent, diversified agriculture admits of no necessarily idle day, and of no period without the possibility of adding the productive value of a day's work. With factories or the workshops the same is true. Less fuel, less clothing, uninterrupted work for the year, and greater comfort result from an equable temperature. There is for the industrious man of moderate means no more inviting country on the globe than the Sacramento Valley.

## Irrigation.

The water supply of Yuba County is unlimited and inexhaustable. The Feather river, the second largest in the Sacramento Valley, flows almost the entire length of the county and forms the most of the western boundary. From it in some of the counties to the north water is diverted to irrigate extensive tracts, but as yet no particular effort has been made to utilize its water for irriga-





tion in Yuba county, though it could be readily done. The bank or bottom lands along its course through the valley ordinarily require no irrigation.

The Yuba river is the principal tributary of the Feather. It has a water shed of 1357 square miles. It heads at the summit of the Sierra Nevada mountains with an elevation of 8000 feet above sea level, and flows in a westerly direction to Marysville, where it empties into the Feather at an elevation of 67 feet. The main Yuba river is made up of three principal tributaries, the North, Middle and South Yuba rivers. The principal one is the North Yuba that carries more water than the two sister streams combined. Upon the North Yuba the bedrock series consists of slates and granite, a considerable portion of which is decomposed into a granular mass. Overlying this bedrock are huge areas of auriferous gravel. Nearer the summit andesitic lava covers a large portion of the water shed, while on the summit morainal deposits of gravel abound. The surface is covered with a heavy growth of timber and underbrush. These geological formations are very porous and allow the rain and the melting snows to percolate deep into the earth's crust and the water is discharged during the summer months in the form of springs that make the great and steady flow of the North Yuba, and it is in marked contrast with the other mountain streams of the State that flow where the bedrock is hard and where the rains and melting snows are completely discharged early in the summer season. To construct storage reservoirs for the conservation of the winter rains for an equal flow would be a difficult if not impossible thing to do elsewhere in the State. Upon the North Yuba watershed the rainfall is very great. Upon the summit of the mountains it is more than 75 inches per year. The watershed has the greatest precipitation for its area than any other stream in the State. Near the summit the snowfall is very great. At about 6000 feet elevation there is on an aver-

age six feet of hard compact snow each year. From the records of the United States Geological Survey the lowest flow in the North Yuba in 1900, when the rainfall had been far below the normal, was 282 cubic feet per second, and under ordinary conditions 350 cubic feet is practically the lowest water flow. Seven months in the year the flow is over 7000 feet per second.

The main Yuba river receives the waters of its tributaries and during all seasons of the year carries an abundant supply.

In 1893 works of an irrigation system were completed in the Browns Valley district about ten miles northeast of Marysville. The system consists of about 100 miles of flumes and canals. The water is taken from the North Yuba and is sufficient to irrigate some 40,000 acres. The irrigation system is the property of the district and the water is distributed free to the land owners.

In the eastern half of the county on the south side of the Yuba river are the properties of the Excelsior Water and Mining Company, consisting of placer mines, a water system, ranches and orchards. The water system consists of several mining canals heading high up in the Sierras and fed by streams that receive the snow meltings of the elevated peaks of the main range. The water is passed through lateral and distributing ditches. The entire system comprehends about 200 miles of ditches and flumes. This system will irrigate about 15,000 acres of land. Besides, the company controls reservoir sites that can easily be filled in the wet season and will store sufficient water to irrigate 13,000 acres additional.

Bear river carries a never failing supply of water that can be made to irrigate a large area.

In addition to the numerous rivers and minor streams there is underlying almost the entire area of the county an inexhaustable supply of pure and excellent water for domestic and irrigating purposes. Throughout the greater portion

this subterranean supply can be easily appropriated by means of a light lifting power. By reason of this abundant subterranean supply the farmer and fruit grower who wishes to irrigate his land may do so without being dependent on any canal corporation and at a small cost. For instance, a windmill with necessary pumps, which will cost about \$100, will have a capacity to irrigate six acres of fruit land and can be made to answer for eight. A pump run by a gasoline engine is far more serviceable and dependable to irrigate small tracts, and the cost of operation is trifling. In the foothill and mountainous sections there are any number of good flowing springs.

### Agriculture-Horticulture.

The first venture in agriculture in the Sacramento Valley was by General John A. Sutter in 1839. He received a concession of a large tract of land from the Mexican government and located his famous fort near the junction of the American with the Sacramento river. Later he established a branch at Hock farm on the Feather river, in what is now Sutter county, and cultivated lands there and across the river in the present County of Yuba. He as well engaged in the raising of live stock. His first wheat field was on a portion of the land now

covered by Sacramento City. He planted the first grape vines and fruit trees in what is now known as the Sacramento Valley, and practically demonstrated the unsurpassed fertility of the soil of the great valley.

All of the valley lands of Yuba county and the foothill and mountain valleys are practically arable, and there has never been a general crop failure. The upper or red clay lands are devoted largely to the production of cereals and hay and to stock raising and dairying, though the raising of fruit and vines is also very profitable. The lands along the river bottoms will produce all kinds of vegetables, grapes and fruits. Much of this is disposed of to the canneries and packing houses, and a great deal is shipped out green in carload lots. In the valleys in the foothills cereals and hay are raised in large quantities, most of which is disposed of in the mining sections of this and adjoining counties. Fruit produces well, particularly apples, peaches and berries.

Alfalfa grows luxuriantly without irrigation on all of the rich bottom lands, producing from four to eight tons to the acres in the four crops that are cut annually. The average time between the cuttings is from 32 to 36 days, and for six months the fields are used for pastur-



HARVESTING SCENE, YUBA COUNTY





AFTER THE HARVEST

age and dairying. The hay finds a ready market and yields good prices.

The winter fruits of the county and of the Sacramento Valley are oranges, lemons and olives, which all ripen in November, December and January. Oranges and lemons ripen here earlier than in the southern part of the State, and are always sold at fancy prices on that account. Olives are very profitable, both for pickling and for oil.

The spring fruits that mature and are marketed in April, May and June embrace strawberries, raspberries, blackberries and cherries. After picking and marketing the early fruits the fruit growers have to attend to the early summer fruits: apricots, plums, peaches and pears. The first peaches are ready by the last of May and apricots and the earlier varieties of plums ripen about the same time. From then until October there is no cessation in the picking and marketing of fruit. Peaches are very largely cultivated, but reach their greatest perfection on the river bottoms, though they thrive excellently in the

higher altitudes.

Apricots ripen early, and of all countries in the world California is the only one that has made a thorough success of that fruit, and in this valley it reaches its very finest development in size, flavor and productiveness.

A large number of varieties of pears are grown, among them the Madeline, Bloodgood, Dearborn Seedling, Le Conte, Beurre Hardy, Sekel, Winter Nelis etc., but chief among them is the renowned Bartlett. The latter variety is shipped from the valley to every city of any size in the Union, and is as well known in New York and Chicago and other centers of population in the East as it is at home. It grows on the rich lands along our rivers in larger quantities and to greater size than anywhere else in the world. The demand for this pear is unlimited, and the California product is without competition in the markets of the world. What we know and sell as the Bartlett pear originated in France, and came to us through English sources. Under our favorable climatic conditions

it has outstripped the parent tree, and we are shipping the fruit back to the country of its nativity in a state of greater perfection. In the London market California Bartletts in half boxes of twenty-five pounds each are sold for as high as \$3. The freight is 85 cents, so that the profit is handsome. From one orchard in Yuba county fifty carloads were shipped out this year.

Plums are very profitable. They grow to a large size and are shipped in vast quantities to the Eastern and home markets and to the canneries and packing houses.

In the fall the fruit products are apples, pears, grapes, prunes and peaches. The Sacramento Valley is pre-eminently the home of the grape, and on the red lands of the plains it reaches its highest perfection, particularly with irrigation. The table varieties include the Tokay, Muscat, Black Prince, Morocco, Emperor, Cornichon and the Thompson Seedless. Most of these varieties bring first class prices for shipment to the Eastern markets. The wineries of the State handle large quantities. Our favorable open weather in the fall months makes the curing of grapes into raisins an industry that is very profitable.

French, or petite, prunes are a leading fruit. They are remarkably prolific, and when cured excel the imported article, and bring a much higher price in the markets of the world. They do well on any land that is suited for plums, and are readily cured for market. The prunes raised in the valley are of superior quality, and are everywhere so regarded. Large consignments are loaded for Ireland, Scotland, England and Denmark. They are also sold all over the United States and Europe. The foreign trade is large. A very respectable portion of the product goes direct to France, astonishing as that might seem. Hamburg is an important foreign market.

Figs grow in any part of the county, but on the river bottoms they reach a great size and are remarkably prolific. The common black fig requires abso-

lutely no care; the tree is as hardy as the native oak. The first crop is usually sold green, but the second is allowed to fall to the ground, and when dried the fruit is sacked. The Smyrna, or "fig of commerce," has been introduced and successfully grown. There are also produced the White Adriatic, the principal commercial fig here.

Raisins are easily cured, the climate being peculiarly favorable.

Almonds have long been found to be a reliable and profitable crop. Like the fig, the trees require little or no attention.

The English soft-shell walnut has been demonstrated to be a profitable crop. Black walnut trees are extensively grown for shade and ornament.

So far as the Sacramento Valley is concerned, viticulture is in its infancy, notwithstanding the fact that it has the largest vineyards in the world. The largest is at Vina, in Tehama county. It is planted exclusively to wine grapes. The second largest is the Natoma, in Sacramento county, and covers over 1900 acres. In every county there are extensive vineyards. While the production is enormous, it must be remembered that the American market alone covers over 75,000,000 people, and that a very small proportion is at present supplied by the home product of wines. It also must be fully realized that the quality of our grapes and wines is no longer a matter of speculation, and that the demand for viticultural products of California is rapidly increasing, not only at home but abroad.

The production of citrus fruits in Yuba county is in its infancy. Oranges grow to perfection on all of the soils from the rivers to the foothills. Every county in the valley produces this golden fruit, and that which is phenomenal is that it ripens earlier, even as far to the north as Butte county, weeks before it does in Southern California, which for many years was supposed to be the only portion of the State where the fruit could be successfully produced. The first orange trees were brought into California

from Mexico by the Mission Fathers, who founded the missions in Southern California, commencing in 1769. It was not until about 1874 that trees were planted in the Sacramento Valley, at first experimentally, but a few years later their success led to their propagation commercially.

## Canned and Dried Fruits.

The California Fruit Cannery Association possesses at Marysville one of the largest and most modern fruit canneries in the State. This cannery plant covers the space of a city block. The cost of the building and equipment is in round figures \$75,000. This outlay was deemed advisable by the association, as Marysville's situation commanded a large and important area of the best orchards and fruit lands in the State, not only receiving contributions from Yuba but from adjoining counties. The produce manufactured goes to all parts of the world—English settlements on the Nile and South Africa, and India taking a goodly portion. This cannery is in operation from July 10th and runs steadily for the succeeding three months. During this period the various fruits follow rapidly — early peaches, plums, pears and late peaches. In 1908 about 70,000 cases were packed; (cases containing a variable number in them, according to whether the cans are two and onehalf pound, one pound or gallons). The number of cans packed exceeded one and a half million. The capacity is only limited by the supply of help procurable. The weekly payroll is about \$3000, and goes mostly to women

and girls in sums ranging from \$2.50 to \$4.50 per day, and in turn is distributed to nearly every industry in the city—the butcher, baker, grocer, etc., getting each their quota. Cleanliness in all departments is insisted upon. After the fruit is prepared for canning it is washed thoroughly in clear, cold water, placed in the cans are hermetically sealed, and then cooked by steam. On an average 400 persons are employed during the season.

The J. K. Armsby Company has an extensive dried fruit packing plant in Marysville. The building covers an area of 160x160 feet. The varieties of fruits dried and packed are peaches, prunes, raisins, figs and apricots. The product is marketed all over the world. The pack of 1907 was approximately 5500 tons. The value of that pack was \$750,000. The plant was in operation from August 1, 1907, to January 1, 1908. During the packing season employment is given to 150 persons daily, mostly women and girls. The average weekly payroll is \$1800.

## Stock Raising and Dairying.

Yuba County presents great opportunities to the livestock breeder and the dairyman. The climate is so even temperate and mild in the valley portions that animals remain in the open air, practically unsheltered, the year round without hardship. The same is true in the foothills. During the summer and fall the mountain ranges furnish an abundance of feed and water. The soil of the county, because of its richness, is peculiarly



A DAIRY SCENE, YUBA COUNTY



adapted to the growth of forage crops, especially alfalfa, which is at the same time one of the best and cheapest of stock feeds. Because of the economy with which livestock can be maintained and the cheapness with which food can be produced, there is a large margin of profit in breeding and rearing farm stock. Animals mature early and produce heavily, and their judicious breeding has been profitable. There is a large creamery at Marysville, to which cream is shipped from all over the county, as well as from adjoining counties. A large quantity of the cream is shipped out of the county as well. The average character of the dairy stock is fair, and is being constantly improved by the introduction of well-bred animals. The average production of butter per cow per year is not high, but the conditions are favorable for a very large produce. The breeding of pure-bred pedigreed cattle is engaged in to

some extent, but not so generally as the profits of the business would seem to render advisable. The dairy product of California has heretofore been quite insufficient for the supply of the home demand, and as a consequence butter and cheese, as well as eggs and cured meats, have been imported. This short supply has insured profitable prices. Butter manufactured in the creameries has been sold in Alaska, British Columbia, Washington, Oregon, Idaho, Montana and Arizona, with some few shipments to the Philippines and Hawaiian Islands, China and Japan.

While the farmer as a rule raises more or less stock, the production of beef cattle is not sufficient to supply the demand for meat in the valley, and most of the beef comes from the northern coast, principally Southern Oregon. What stock is produced finds a ready sale at good prices.



HERDER AND HIS FLOCK

Sheep are extensively raised. Hogs are raised generally by the farmers, and are profitable.

## Poultry and Eggs.

The poultry business has steadily increased in importance in the last few years, yet it has not received the attention that it deserves, excepting in Sonoma and Sacramento counties. In those counties poultry raising is made a specialty by many and with profit. The same general conditions prevail in Yuba county. The business requires strict attention, and the supplementing of careful and intelligent aid to the favorable conditions of nature. Those who have made poultry raising a specialty say that the business must be given careful study, and at the start there must be selected quality and not quantity. One who is an authority on the subject writes: "A number of the poultry farms in the valley have from six hundred to two thousand hens. Seven hundred and fifty chickens can be kept on one acre, and when it is considered that each hen will pay a clear profit of one dollar per annum, it can be readily seen that the business is very remunerative, and when combined with the other lines of diversified agriculture a prudent and industrious man has no trouble in making a comfortable living for himself and family. But with the poultry let him begin right and give quality the first place; quantity will follow. We raise an immense quantity of vegetables and considerable grain, and it is easy for the poultryman to get the best feed at a low price. The White Leghorn is the money maker, and in all of the large and successful poultry farms that variety predominates. There is another advantage: as yet California does not produce one-half of the poultry and eggs for her consumption. For that reason the home production finds a ready market and at satisfactory prices. There is plenty of money in the poultry business, but to obtain the best results let it be understood that one must work hard and give careful attention. This work, however,

is interesting and healthy. The poultryman can always command cash for his output. He has always a ready market and one that is never dull. In winter eggs have sold as high as 60 cents per dozen."

## Hops.

Within the confines of Yuba county are the largest hop fields in the world. They are on the rich alluvial bottoms along the Bear river near Wheatland. The yards comprehend about 1185 acres. There are but few counties in the State that produce hops. The culture of hops on this coast dates back to 1858, when the first roots were imported from Vermont by Daniel and Wilson Flint and planted in Alameda county. Hop culture developed slowly, because of the prejudice of brewers against a hop that contained so much greater percentage of strength than that which they had been accustomed to use; but in time they found that it did not take as much for a brewing. It was early demonstrated that the soil and climate of Yuba county were unsurpassed for hop culture, and that it is the only place known where a crop of from 1000 to 2000 pounds per acre can be grown the first year the roots are planted. It is a common occurrence to grow 2000 or 3000 pounds on an acre, and in some instances 4000 pounds. The cost of picking is from 80 cents to \$1 per hundred pounds. During the hop picking season an army of people are employed in the yards, most of whom come from the large centers of population. This year hop picking machines were installed in the Horst yards, and while successful had not the capacity to handle all of the crop. California hops are shipped to all parts of the world, but are consumed mostly in the Eastern States and England. About 6000 bales are used by the local markets.

## Fish and Game.

The natural fish of the rivers are salmon, sturgeon, mountain trout, pike, perch, hardheads and dace. Those planted are striped bass, black bass, shad and



Timbucktoo Mine



Old Placer Digging  
near Comptonville



Timbucktoo Mine



Mill at the Alaska Quartz



Alaska Quartz



three kinds of catfish. The only fish propagated are salmon trout in the headquarters of the Sacramento river. All of the planted fish have multiplied satisfactorily. In the open season large numbers of salmon and other fish are taken.

In the line of game there are geese, ducks, quail, curlews, doves and larks. All but the geese are protected. The wild geese arrive from the north from the 15th of September until about the last of October. The varieties are the honker or Canada, the speckled-breasted brant, two of the white brant, the Mexican or black and the China. The ducks are mostly migratory. Of the non-migratory species are the mallard, spoonbill and wood duck. The migratory ducks that come from the south are the red-head and blue-winged teal; and from the north the green-winged teal, widgeon, sprig, canvasback, gadwell or gray duck, blue-bill and black jack.

## Transportation Facilities.

Few counties in the State contain a greater mileage of railroads than does Yuba. For many years Marysville has been the trade center for a wide territory, embracing Yuba and Sutter counties and portions of Butte, Colusa, Nevada and Sierra. Being a freight terminal on the Southern Pacific Railroad, the merchants of Marysville have been able to compete with the merchants of other cities successfully and keep all trade at home. The wholesale merchants are able to and do compete in all the northern counties of the State, in Oregon, Washington and Nevada, with the wholesale merchants of the larger cities. Until December, 1906, the Southern Pacific was the only railroad operating through Marysville. This company, with its two lines, gave the city a better service probably than any other city in the Sacramento Valley north of Sacramento, both as to the carriage of passengers and freight. In December, 1906, the Northern Electric Company, which had completed an electric road between Chico and Oroville and Marysville, began running in-

terurban passenger trains. Soon afterward it installed a freight service, and commenced the operation of a street car system between Marysville and Yuba City. Later the main road was extended to Sacramento, where connection is made with San Francisco by steamboats. The equipment is as fine as can be found on any electric line in the country. Trains pass over the road at frequent intervals. A branch line is projected between Marysville and Colusa, and to the north the road is to be run to Red Bluff.

The California Midland, another electric railroad, is now under construction from Marysville eastward to Grass Valley and Auburn, the road branching at Spenceville to reach the two towns. En route the dredge town of Hammonton in Yuba county will be reached by a branch line.

The Western Pacific, the new transcontinental road, passes through Marysville and has made it one of the most important points, it being a terminal. This road comes into the State through a territory not now accessible from Marysville by rail and which has heretofore been reached by freight teams.

This year navigation was reopened on the Feather river and several trips by a steamer and a heavily laden barge were made from San Francisco. There is reasonable assurance that the Federal Government will rectify the river and that its former navigable character will be restored.

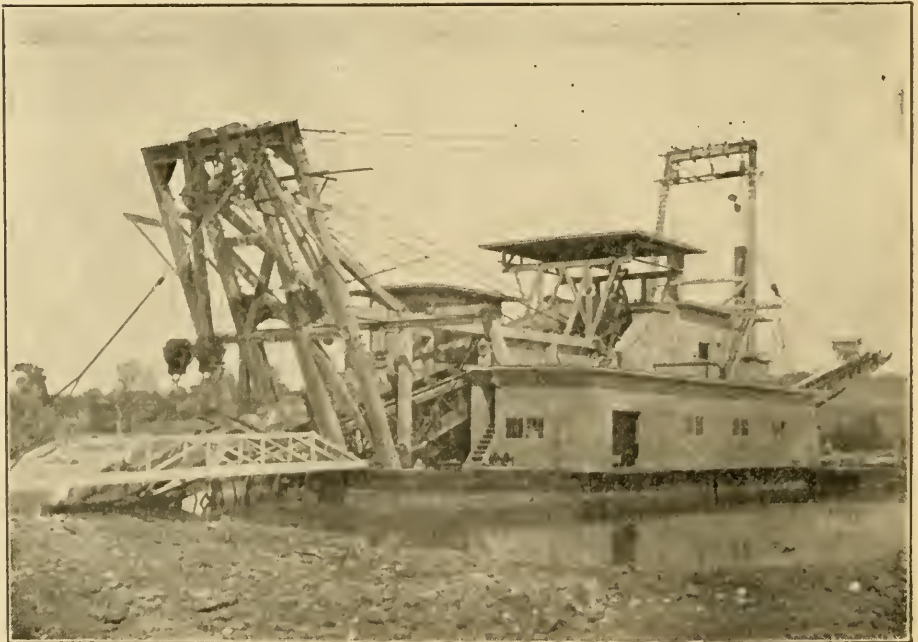
## Mining.

Since the early days of California Yuba county has been noted for its production of gold and at no time afterward has it failed to yield its full share of the precious metal. The evidences of the primitive placer mining operations are to be seen in the foothills. In the upper foothills and the mountains quartz mining has been successfully prosecuted since the early fifties, and there are a number of extensive and well producing mines now in operation. Indeed, within the past year rich strikes have been made that have had a tendency to give an

added impetus to the important industry.

But the most important productive process for the extraction of gold is by dredging, the most recent of mining methods employed in California. That it has attained a very important place is evidenced by the fact that more than one-fourth of the gold mined in the State is now taken out by the dredger process. The first successful dredge in this State began operations ten years ago, and the present production of millions of dollars annually represents a growth that compares favorably with any period of mining development of which there is any record, for not only has the dredger recovered large values, but the bulk of these have come from ground already once mined. The gold dredge does not work in the streams alone, but in the land. Indeed, the practice now is to land-lock the machine, and the mining is wholly outside of the channel so that the stream will not be impaired. The dredge is built in a dry pit dug for that

purpose, and when the hull is completed water is run into the pit by a ditch or flume. The dredge in operation floats on water brought to it in this way, and its function is to dig up the soil and gravel and wash out the gold. It moves forward and the ground is mined and deposits the tailings behind. The Yuba County dredge field is especially interesting because of its magnitude, and because of the conditions which require the employment of exceptionally heavy machinery and necessitate dredging to a greater depth. For instance, the lands of the Yuba Consolidated Goldfield Company comprises 3600 acres, constituting perhaps the greatest gold mine in the world; certainly the greatest gold dredging property. Twelve machines, all of them giants, the greatest of their kind, are at work on these lands, and some idea of the magnitude of the mine may be had from the fact that these machines, working steadily twenty-four hours every day, would require fifty years to exhaust the land at the present rate of progress.



ONE OF THE FLEET OF GOLD DREDGERS AT HAMMONTON, YUBA COUNTY.

The Marysville Dredge Company, with lands adjoining, has two machines at work, and more than fifty years would be required for these to complete the mining of this area. Both of these mining dredger centers are operated by electric power supplied from Colgate on the Yuba river.

In Marysville are maintained the Yuba Construction Works that does all of the structural work for the dredgers in the State. The factory was started in operation in April, 1907. The plant is valued at \$300,000, and the site covers three blocks of land. It is the only establishment in the State that is devoted exclusively to work for dredge machines. When in full operation there are employed 125 men and the value of the output annually is \$2,000,000. Aside from those employed at the construction works, some 400 men are constantly working at the dredgers.

## Electric Power -- Manufactories.

The Colgate Power House, one of the largest of the ten plants for the generation of electricity owned by the California Gas and Electric Company, otherwise known as the Martin-de Sabla Company, was constructed after the Yuba power house had proven a success, and has been in operation about eight years. It is located on the Yuba river about thirty-three miles from Marysville and transmits the electric current to Oakland and other bay cities, besides a dozen or more intervening points, and being the longest transmission line in the world. The current is used for power and light. The electric roads in this part of the State are operated by the current from Colgate and de Sabla, the latter power house being located in Butte county. The distributing system is so arranged that all the power houses may parallel—that is, help each other out—thus preventing interruption of service should one of the stations suffer an accident. The capacity of the generating machinery at Colgate is about 20,000 horse power. Du-

plicate pole lines extend to points on the bay. Marysville was the first city in California which was supplied with power from Colgate, and can claim the honor of being the birthplace of the great electric system. The Colgate Power House is substantially constructed of concrete, rock and iron. The water supply is taken from the river about eight miles above, and is brought down in ditches and flumes. The generators are operated under a head of seven hundred feet. The Colgate dam across the Yuba river eight miles above the power house is an engineering feat of magnitude. Many difficulties were encountered in its construction owing to its almost inaccessible location, but roads have been built and improvements made until now the trip to this point is one of pleasure and interest.

The Great Western Power Company that will, when completed, eclipse all power lines in the world, has placed its steel towers across the county and the transmission wires are being strung. This company derives its power from the Feather river in Butte county and will deliver its energy in Yuba county as well as to localities between the initial point and the bay cities.

The North Yuba river, which has provided power for the first successful long distance transmission plant, is to be again harnessed, and this time by the Marysville and Nevada Power and Water Company. The North Yuba is an ideal stream for the production of electric energy. It has its source in the higher Sierras and flows through a narrow, picturesque canyon, fringed on each side by abrupt and pine-covered hills. It is expected that there will be generated 40,000 horse power and there is a ready market for the power, for the demand far exceeds the supply. At a point about half a mile below Goodyear Bar, in Sierra county, on the north side of the river, a tunnel is being driven and into its mouth the water will be diverted. A rock-built dam will span the narrow gorge just below the mouth of the tunnel and raise the water level so that the



tunnel will be filled. This tunnel will be 540 feet in length. After passing through the tunnel the water will be carried in a canal constructed entirely in the natural ground a distance of twenty-nine miles to a point close to Bullard's Bar, where there will be a drop of 915 feet. It is estimated that the power generated will be entirely dependable.

Marysville and Yuba county will share in the installation of these great power plants which, combined with the unsurpassed transportation facilities of a rich surrounding territory, can have but a single meaning: that manufactories will spring up that will prove profitable investments and that will add much to our population. And speaking of manufactories, Marysville has at no time been in the rear so far as concerns other cities in the Sacramento Valley.

So far back as 1867 a woolen mills was established, and it was not long before its output commanded attention in the Eastern markets. For over thirty years it continued in active operation, when

it was destroyed by fire in 1901. It was rebuilt on a much larger scale, and equipped with the latest improved machinery. It is operated by electricity and is one of the most modern plants on the Pacific Coast. The product of the mills consists of high grade blankets, flannels and underwear, making a specialty of all-woolen blankets, both white and in colors. The productions of the mills are unsurpassed in quality, fine finish, and durability, and are preferred by consumers for their uniform excellence and general reliability. The mills occupy over a block of ground in the business center of the City of Marysville. They employ on an average 125 persons and the value of the annual output is \$250,000.

The Marysville Wool Scouring plant was established in 1906 at a cost for site, building and machinery of \$45,000. It is one of the largest institutions of its character on the coast. There are employed twenty persons, and the annual output represents \$300,000.



FOURTH STREET, MARYSVILLE

An old established manufacturing institution in Marysville is the Sperry Flour Company's mills, commonly designated as the "Buckeye" mills. The building is a handsome, four-story brick with a basement and is most advantageously situated for receipt and distribution. There is a storage capacity of 2000 tons of flour and 10,000 tons of grain. The equipments are all of the latest and most improved machinery. The mills have a daily capacity of 6000 barrels of flour and forty tons of rolled barley. They employ a large force of men and pay out large sums of money for wages and operating expenses. In addition to supplying the local trade, flour is exported to foreign countries, including China.

The Marysville Creamery is an important enterprise as being one of convenience to the farmers and to the entire community. The money paid to the farmers each month for cream forms an important item. The plant is complete in all its appointments, including cold storage, and is fitted up with the most modern machinery and appliances. The establishment enjoys a large and steadily increasing trade, both wholesale and retail.

Though recently established, the Marysville Sand, Cement Block and Brick Company has met with phenomenal success. The discovery was made that the sand taken from the bed of the Yuba river is of exceptional purity. It is removed from the bottom of the channel by a dredge bucket and finds a ready market. A plant has been established

for the manufacture of bricks and cement blocks for structural material and the demand far exceeds the output.

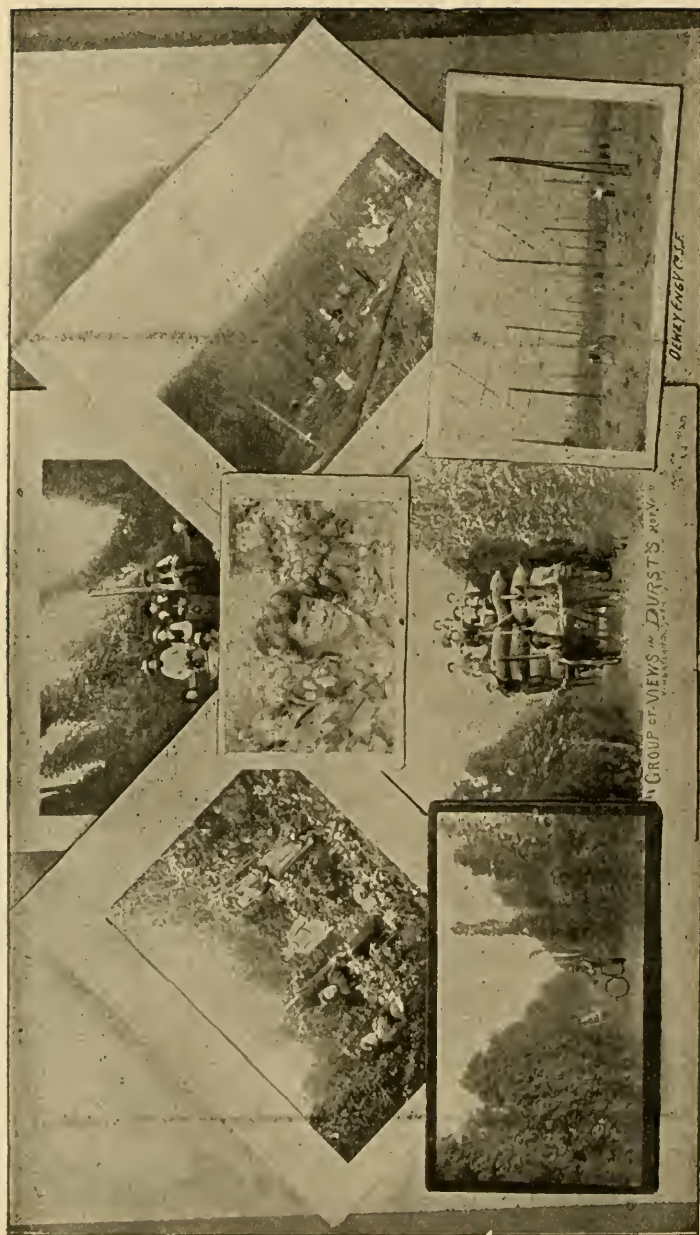
There are two meat packing houses in the City of Marysville that send out a pack larger than that of any other city in the Sacramento Valley, with the possible exception of Sacramento.

The Empire Foundry is an industry of importance. It is one of the most complete establishments of its character in this section of the State. The plant is a large one and the appliances are of the very best and most approved pattern and construction. All kinds of iron and brass work are done, and connected with the institution is a large repair shop for automobiles.

A large Saddlery Company imports, manufactures and deals in harness, saddles, collars, stockmen's outfits, carriages, buggies, etc., and carries in stock a full line of light and heavy harness, saddles, harness hardware, turf goods, and in fact everything in the line of horse furnishings. They manufacture a special stock saddle that have met with great favor in the Western States where they have been introduced, and are the only manufacturers of collars between Sacramento and Portland. The company employs a large force of skilled workmen, and the product is sent all over the State and adjoining States as well.

The two tin and galvanized iron shops employ twenty-five men and the annual output averages in value \$160,000. There are two planing mills that do an extensive business.





SCENES IN YUBA COUNTY HOP FIELD



# THE CITY OF \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_ MARYSVILLE

THE CITY OF MARYSVILLE, the county seat of Yuba County is one of the oldest in the Sacramento Valley. It was established in the early part of 1849, soon after the influx of the gold seekers to the northern mines. It at once became a distributing point for supplies to the northern portion of the State, and the point from which stage lines radiated to the upper mining sections. And it has ever since maintained its commercial supremacy. The geographical location of the city from a commercial point of view is such that the wholesale houses and manufacturing establishments are enabled to compete with Sacramento and San Francisco for the trade of Northern California and Southern Oregon, with a decided advantage in favor of the home institutions. The leading merchants of Marysville buy their goods direct from the factories in the East in carload lots

and, as this is a railroad terminal point, they can sell all lines of goods and merchandise with a saving to the purchaser of the price of freight between Marysville and San Francisco and still figure the same per cent of profit that San Francisco merchants do. One firm does a business of a million dollars a year. The general expenses necessary to conduct a successful trade are lower in this city than in San Francisco, rents being far less. Four large dry goods stores keep full stocks in their lines.

The city occupies a comparatively level tract of ground at the junction of the Yuba and Feather rivers, fifty-two miles from Sacramento and one hundred and forty-two miles from San Francisco. It is a handsome, solid, thriving city, environed by gardens, gay everywhere with flowers, and its business arteries pulsating with an extensive trade. Its



growth has been steady. Its substantial progress is evidenced in fine, solid buildings, modern pavements, sewerage, sanitary conditions, railways, manufacturing industries and educational facilities. It has a secure hold on the commerce of the region which includes the rich counties of Yuba, Sutter, Butte and portions of Colusa, Nevada, Sierra and Placer, while certain branches of the trade reach as far north as Southern Oregon and the California counties intervening.

da, and the tropical climbers of the West Indies. The cultivated roses, however, are the great glory of Marysville's flower gardens. They find a congenial soil and flourish with but the slightest care.

Marysville takes special pride, and deservedly so, in her school system. Besides the High School (which is accredited to the State University), and the Grammar and Primary schools, additional educational advantages are presented by the College of Notre Dame, a business



PUBLIC SCHOOL BUILDING, MARYSVILLE

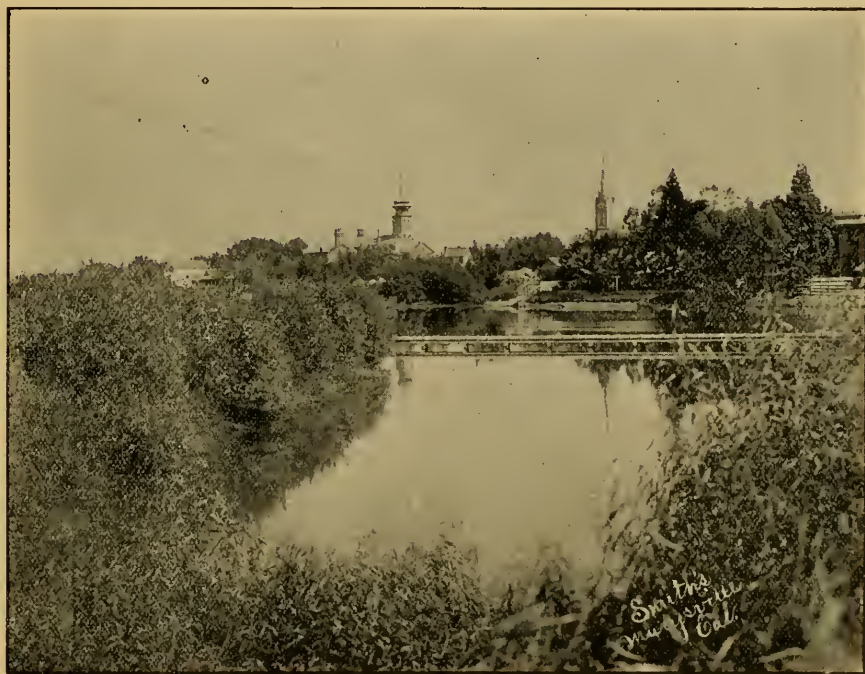
Marysville enjoys equal climatic conditions throughout all seasons of the year. Nearly all kinds of flowers thrive out of doors, and the yards and gardens have them in profusion. There are orange and lemon trees surrounding nearly every residence, and in the winter they are laden with the golden fruit, giving the place a semi-tropical appearance. Around the many attractive homes there is an air of good taste and comfort. There are to be seen the lillies and anemone of Florida, the jasmines of Flori-

college and a private academy. Two daily newspapers are issued and three semi-weeklies. A free public library that cost the donor, John Q. Packard, \$75,000, and that contains about 8000 volumes, is located in the heart of the city. A well equipped electric street car line runs through the principal streets and connects Marysville with Yuba City in Sutter county. Nearly every religious denomination is represented by churches in the city. There are three banking houses of high standing; three large and

a number of small hotels furnish ample accommodation to visitors. An elegant theater has recently been completed at a cost of \$50,000. It has a seating capacity of twelve hundred. The city is supplied with water by three artesian wells. An analysis of the water has demonstrated that it is of unexcelled purity. There is maintained an efficient fire department that is equipped with the most approved and latest apparatus.

Marysville has ten pretty public squares, in two of which band concerts are given during the summer months. Besides there was recently bequeathed to the city the Knight Park that contains eighty acres and that had formerly been used as a race track and for the holding of fairs.

The city has an effective Chamber of Commerce that is made up of the leading citizens.



ELLIS LAKE, MARYSVILLE

## Wheatland.

Twelve miles south of Marysville is the thriving town of Wheatland. It is the largest hop producing center in the world. During the picking season hundreds of people are employed and the disbursement for wages is something like \$100,000 per season. From a mere railroad station in 1866, Wheatland's population rapidly increased until the size of the place in 1874 demanded the incorporation of the town. From that

year there has been steady progress and public utilities have been established. Much stress can justly be placed on the educational facilities. A commodious new school house, designed for both high and grammar grades, stands upon a large block, one end of which has been set aside for a public park. The town owns its water supply and derives a considerable revenue from that source. There is a weekly newspaper and a bank,



as well as hotels. One of the latest additions to the town is an opera house designed to accommodate the best troupes that visit the valley. There are several churches.

The lands about Wheatland are especially adapted to the needs of those of moderate means who wish to build homes and make a comfortable living on a small farm. Such a man can figure that the land will yield a fair crop of olives and citrus fruits, enough at least for his private use. The Bear river bottom land already has a reputation for the production of the ever demanded Bartlett pears and alfalfa. The latter product insures at all times of the year the milk so important to the successful operation of the creamery industry in this section. Two cheese factories in the vicinity use what the creameries will not purchase.

There has of late been interest taken in the "red lands" adjoining the town and extending for a distance out. In other localities the value of these lands has

long been known, but here they have been given over almost entirely to grain raising and to the pasturage of stock. That great possibilities await the beginning of grape culture on this character of land has been known for years, but new interest has been kindled by the recent visit of W. W. Mackie, soil expert of the United States Department of Agriculture, who made thorough tests of the soil and emphasized its adaptability to Tokay grapes. It has been demonstrated that the Tokay grapes will thrive here, though but little attention was given to their production heretofore. But now it is different. This eminent soil expert sent out by the government, has made the unqualified statement that grapes, especially the Tokays, should be set out on the "red lands" in this vicinity, where they will thrive without irrigation. The statement means much. It means that a beginning is to be made and that now is the time for the home seeker to take advantage and be in on the ground floor.



PACKING HOPS AT WHEATLAND, YUBA COUNTY

## Other Towns.

Browns Valley, about twelve miles northeast of Marysville, is in the center of the district of that name that comprises 45,000 acres of excellent land, accessible by good roads. Water is conducted over the tract by a system of irrigation works, consisting of one hundred miles of fluming, canals, pipes and a head dam across the North Yuba river. The system is the property of the district. All kinds of deciduous fruits and berries are grown and marketed with profit, while the citrus fruits grow to perfection and are of excellent quality. Alfalfa is a profitable crop and also cereals, grapes and nuts. Every inducement is offered to the settler who desires a small farm at low figures. The location of the lands is such that vegetation starts as soon as the first winter rains come and the extreme warmth and mildness of the climate produces the earliest crops. The town of Browns Valley, which is located on the stage road from Marysville, contains several hundred population, with the usual schools, churches, hotels and business houses. To the north of the town a short distance quartz mining is carried on to a considerable extent. Among the important mines are the Smithurst, Flag, Bessie, Sweet Vengeance, Old Hawkeye, Jefferson, Burris & Hibbert, Donnebroke, Too Handy, Pennsylvania, and the Northern Light. The Jefferson, Donnebroke and Pennsylvania have a record production of over one million and a half dollars during their active years. These mines are equipped with a twenty-stamp mill, the power being electricity.

To the east of Browns Valley and eighteen miles from Marysville is the historic mining camp of Smartsville. This district in recent years has also become noted for its fine fruits, both citrus and deciduous, and more especially for the production of oranges. On the south side of the Yuba in this locality are large placer mines from which millions in gold have been extracted and

where millions still remain to be taken out. The new Blue Point mining claims are located on the Yuba river near Smartsville and consist of 130 acres of gravel, 2500 feet of tunnel, 28 miles of ditch and a capacity of 2000 miners' inches of water. Within the past 35 years they have produced \$3,000,000. Among the proved quartz claims in the Smartsville district are the Marc Antony, the Peerless, the Marysville Tunnel and Quartz, the Timbuctoo and Smartsville Quartz and the Bullard. The Excelsior Water and Mining Company owns extensive water rights and have large ditches from which the mines in this section are supplied. They also sell water for irrigation purposes. The Smartsville district is one of the richest sections in gold in the State. When the California Midland electric railway will be completed, as is now contemplated, close to her boundaries a new era full of greater realization will be in store for Smartsville.

In the section to the south of Smartsville, known as the Cabbage Patch precinct, and extending to Bear river, there are rich mineral deposits, including gold and copper. The copper mines are sure to be developed with the advent of the California Midland railroad. There is now in successful operation a paint mine in this locality.

About thirty miles northeast of Marysville is the Indiana Ranch district, an extensive and well known mining belt. Mining operations have been conducted on a large scale since the early fifties, first by the primitive methods of placer mining and later in the working of the quartz veins and pockets. At present there are several quartz locations in course of development. The Good Title and Templar mines are prominently connected with the history of Indiana Ranch.

Another group of mines deserving of mention are the Seborg, and Davis, and Spanish mines, situated in the Hansonville mining district. Thirty-five years



ELECTRIC POWER HOUSE, COLGATE

ago the Spanish mine was the support of a village of considerable size and importance.

Still to the north are the timber lands that surround the settlements of Challenge and Woodville, and which in the past fed the sawmills located there with logs enough to turn out 8,000,000 feet of lumber a year. Near here is located the Miller mine.

Camptonville and Strawberry Valley have come to be favorite summer resorts. Near the first named place the famed Ramm ranch is located, where the finest grapes in the United States are grown. Exhibits of this fruit made locally, at the State fairs and at international expositions have always been awarded the first prize. Apples, peaches and pears as well as other deciduous and citrus fruits are produced to perfection. Camptonville is the distributing point for supplies to a large area of country in the northeast section of Yuba county, and portions of Nevada, Sierra and Plumas counties. The freight is

transported from Marysville by teams and in large wagons, and the territory surrounding is supplied by wagon trains. At Strawberry Valley, in the extreme northern point of the county, there is game and fishing. In early days this section was noted for its rich gold mines, and there is now a tendency to restore the old-time activity.

The newest town in the county is Hammonton, the scene of the operations of the Yuba Consolidated Goldfields Company, situated twelve miles east of Marysville on the Yuba river. Here has risen since the advent of the gold dredgers one of the most attractive of habitations. Many families whose heads are employed on the big gold boats have established their homes here. A few miles below is the dredger town of Marigold.

Brownsville lies three miles southwest of Challenge, and is the center of a mining district of great importance in the past and in which considerable prospecting is being done at present. About three-quarters of a mile from Browns-



ville is the scene of the newly discovered Solano Wonder, a mine of rich promise. There are many small farms in the vicinity that are cultivated in fruit and vegetables and to some extent to grain and hay.

The Old Oregon House, about twenty-five miles from Marysville on the Downieville stage road, lies in the middle of a fertile valley that is known as the Oregon House Valley. The land is principally devoted to farming and stock raising. Fruit and vegetables are also grown.

Dobbins' Ranch, four miles from the

Oregon House, is similarly situated with the latter place, but it is in close proximity to the mining district. It is about four miles from Colgate Power House and is the base of supplies for the Power House.

Bullard's Bar is situated on the North Yuba river, about forty-one miles from Marysville. In early days it was a large settlement of miners, the river bars in that vicinity being very rich. River mining is prosecuted to some extent yet.

At all of the places named public schools are maintained and in many of them church services are held.

## Land Subdivision.

Under the rule of Mexico grants of large tracts of the most fertile lands in California were made improvidently, and after the acquisition of the territory by the United States and the country settled up they proved to be a bane and one that has not even yet been fully eradicated. These large holdings were mostly devoted to the production of cereals and the raising of stock. But with the passing of time it was found that the use of the land was more profitable for diversified farming and gradually the old grants have been broken up until few remain now intact.

Yuba county was no exception to that general rule, and while there are some abnormally large holdings in individual hands, there is now a growing tendency towards subdivision.

The most extensive tract that is in process of subdivision is one of 22,000 acres that lies immediately south of Marysville, extends along the Feather

river a distance of fifteen miles to the junction of Bear river, and bounded on the south by the latter stream. Most of the land is bottom and the remainder is red clay soil. Two large dredgers are at work throwing up a levee that will withstand any possible inundation by the waters of the rivers. When the reclamation work will be completed the land will be cut up into ten, twenty and forty acre tracts, and disposed of to homeseekers.

The Hallwood tract of 2150 acres, lying about five miles northeast of Marysville, is also on the market for sale in small tracts.

The Ostrom tract, seven miles south of Marysville, and comprising 1043 acres, has been cut up into twenty-acre tracts and is being sold off.

Other subdivisions are in contemplation.

The small tracts can be purchased at a reasonable figure and on favorable terms.



## Summary.

Yuba County presents unusual attractions to the intelligent, industrious and prudent homeseeker who wishes to engage in diversified farming on a small holding. Here he will find an equable climate, a fertile soil, independent irrigation facilities, a ready market, exceptional educational and social

advantages, commercial and industrial opportunities, combined with the opportunity to purchase desirable land at a reasonable price. It is the fact that lands adapted for the establishment of a permanent livelihood under the most favorable conditions may be secured on terms both reasonable and convenient.

## Land Values in the Sacramento Valley.

A communication was addressed to the president of a prominent bank in the valley asking for his conservative judgment of land values in the Sacramento Valley. His reply was submitted to the heads of other banks and the officers of those fiscal institutions have given it their unqualified endorsement. The reply letters is as follows:

"In compliance with your request I give herewith my views regarding valuation of lands in the Sacramento Valley, and its productions. I have been appraiser for the bank for the past twenty-six years, hence am familiar with the values of lands.

"At the present time number one grain land can be purchased for from \$20 to \$50 per acre second class grain land from about \$10 to \$20; alfalfa, fruit and hop lands are valued at from \$150 to \$300 per acre. Grape lands on uplands, which will produce good grapes without irrigation, are selling at from \$15 to \$40 per acre. Grape lands that have irrigation facilities sell at from \$50 to \$100.

"As a general thing, our valley is not half under cultivation. Some of our best lands are used for wheat exclusively, while they would produce almost anything else you might wish to raise on them, and at a better profit than wheat yields. The great drawback to the valley has been the large holdings. Whenever

these large bodies of land are divided up as they should be, the Sacramento Valley will treble its population in a short time. I have traveled over a considerable portion of the earth's surface, and I do not know of any place where you can produce so much to sustain the human family as in the Sacramento Valley. You can produce almost anything in the horticultural and agricultural lines that you may plant; and when the land is properly farmed and cultivated, it will yield a large interest on the investment.

"You will bear in mind that as I have been appraising lands for loans, I have necessarily always been very conservative in my estimates of values, and the above figures are upon the same basis.

"Will say furthermore, that the Sacramento Valley has better facilities for irrigating than any other place I know of, both from streams and from bored wells with pumping plants. There is an abundant supply of water all the way through the Sacramento Valley. In some places it is near the surface, and in others you have to dig some distance; but the supply of water is there. The mountains on both sides of the valley are natural reservoirs, and always will be.

"Good grazing land can be bought at from \$3 to \$10 an acre. This, of course, is in the foothills on both sides of the valley."

## Special Opportunities in Yuba County.

From an agricultural standpoint: There are large bodies of land immediately north and south of Marysville, with abundant river water supply, and susceptible of and adapted to vast improvement by means of irrigation.

From a manufacturing standpoint: The main power lines of the Bay Counties and of the Great Western Power Company first cross at Marysville.

From a commercial standpoint: The

main lines of the Southern Pacific and of the Western Pacific Companies first cross at Marysville. Besides these steam railroads, interurban electric railroads pass through the city and county.

There is also a rich surrounding agricultural community, with a natural and logical expectation of higher development of the agricultural resources and of its natural location as a business center.



CORTEZ SQUARE, MARYSVILLE



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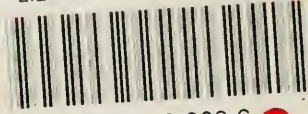








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